

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet (Reconsideration)**

**DATE:** Monday, January 10, 2011

**CASE NUMBER:** C15-2010-0132

☐ y ☐ Jeff Jack **Motion to PP**  
☐ y ☐ Michael Von Ohlen  
☐ y ☐ Nora Salinas  
☐ y ☐ Bryan King  
☐ y ☐ Leane Heldenfels, Chairman 2<sup>nd</sup> the Motion  
☐ - ☐ Clarke Hammond, Vice Chairman **ABSENT**  
☐ y ☐ Heidi Goebel  
☐ y ☐ Melissa Hawthorne

**APPLICANT:** Mike Collins

**OWNER:** Tamara Dozler

**ADDRESS:** 2102 13TH ST

**VARIANCE REQUESTED:** The applicant has requested a variance to increase the maximum floor-to-area requirement of Subchapter F; Article 2: Development Standards; Subsection 2.1 from 0.4:1.0 to 0.59:1.0 in order to maintain structures and change the use to create a duplex residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance from the duplex residential use common roof and common wall connection requirement of Section 25-2-773 (D) in order to maintain structures and change the use to create a duplex residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. The Land Development Code states that (1) the two dwelling units must have a common floor and ceiling or a common wall, which may be a common garage wall, that (a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and (b) maintains a straight line for a minimum of four foot intervals or segments and (2) must have a common roof.

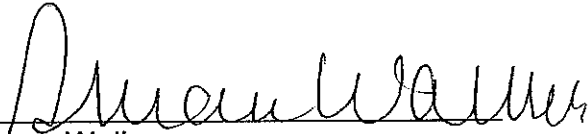
**BOARD'S DECISION:** POSTPONED to February 14, 2011; Board member Jeff Jack motioned, Board member Leane Heldenfels seconded; Vote 7-0; POSTPONED TO February 14, 2011


**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:

(b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

  
\_\_\_\_\_  
Susan Walker  
Executive Liaison

  
\_\_\_\_\_  
Leanne Heldenfels  
Chairman

## PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing; and:
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Case Number: C15-2010-0132, 2102 E 13<sup>th</sup> St

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, December 13th, 2010

*Denise L. Puls*  
Your Name (please print)

☐ I am in favor  
☒ I object

*2205 East 14th Street Austin, Texas 78702*  
Your address (es) affected by this application

*Denise L. Puls* *12/6/10*  
Signature Date

Daytime Telephone: *(512) 461-0119*

Comments: *my neighborhood is trying remain was single housing. When you start adding in multi housing least problem with tenants not caring about the property because they don't own it. The neighborhood always been for single housing residents not multi. why start changing our history of our neighborhood for one person profit that do not live in the neighborhood. Just increasing our*

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor  
Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

*Property tax that are still single housing residents*

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Case Number: C15-2010-0132, 2102 E 13<sup>th</sup> St

**Contact:** Susan Walker, 512-974-2202

**Public Hearing: Board of Adjustment, January 10th, 2011**

Demetrius L. Duest

Your Name (please print)

☐ I am in favor  
☒ I object

2205 East 14th Street Austin, Texas 78702

*Your address(es) affected by this application*

Signature Donald S. Davis

Signature

Date \_\_\_\_\_

Daytime Telephone: (512) 776-2860

Comments: Our neighborhood is for single family housing for families to purchased for lifetime not multi-families becedling for renters. The neighborhood has always been for families to our little of the great grand & first Austin. Now people are coming in to the area to make quick profit offer the families of the area. Please keep the area for single family residents so all people can offer some property with great history. When the multi family apartments/multi housing if you use this form to comment, it may be returned to:

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Susan Walker

P.O. Box 1088

Austin, TX 78767-8810

I. O. Box 068  
Austin, TX 78767-8810

*Change the value of the property and living style  
for the Mass. built housing that the people can*

offer. to buy what the Rich. we are buying people more intelligently.

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**Case Number:** C15-2010-0132, 2102 E 13<sup>th</sup> St

**Contact:** Susan Walker, 512-974-2202

**Public Hearing:** Board of Adjustment, January 10th, 2011

Lili and Walter White  
Your Name (please print)

☐ I am in favor  
☒ I object

Your address (es) affected by this application

1208 Chestnut Ave CO-OWNED 12-31-11

Daytime Telephone: 797 0641 Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments: There are too many people

and too many cars in this  
neighborhood and not enough  
green space. Traffic is  
stopped in front of our house  
several hours a day w/ people  
waiting for the light. Too much  
development in central east austin is  
raising our taxes & lowering our quality of life.

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

**Walker, Susan**

**From:** Vince Huebinger [vinceh@flash.net]  
**Sent:** Thursday, January 06, 2011 11:40 AM  
**To:** Walker, Susan; Scallon, Susan  
**Cc:** Benavidez, Sylvia; Marie Wilson; mike collins  
**Subject:** 2102 E 13th Street  
**Attachments:** Ms.doc

CIS-2010-0132

Susan Walker; attached is a narrative letter that will be signed and submitted today. It will accompany an additional permit through the residential permit department along with a Chapter 245 determination. By issuing the Certificate of Occupancy to a portion of this project, whether it was done as a single family or not, the city stipulated the condition for re-application as duplex, understanding that the project was not complete. This condition was repeated throughout the project. Ms. Scallon will receive the Chapter 245 determination letter and summary information to review with her committee to determine what regulations were in place when the original July 27, 2006 BP was issued. Also, the owner has informed us that this project has been filed with the state as a condominium project. Additional information will be provided regarding Units A & B and the condo documents shortly, hopefully prior to your meeting. As a condo project, your city attorney would recognize that both units are joined in legal documents regarding common area and attachments, so the BOA outcome directly affects both Units. This was not accurately reflected in the previous hearing.

Regarding what Mike Collins & I want to request from the Board, we can provide the following;

- The information on the filing for the re-consideration does not include the new information we have enclosed, neither the condo documents or the Chapter 245 determination. I am afraid these items have significant impact that the board needs to consider in re-opening this case, and they were only discovered this week.
- We would need the board, as instructed by staff, to postpone the reconsideration, or
- We would need the board to re-open the consideration and postpone the discussion.

We feel that a joint applicant/staff postponement is in order and we should have enough information by next months meeting. Thanks.

**Vincent G. Huebinger**  
**Vincent Gerard & Assoc. Inc.**  
 (512) 328-2693

Ms. Susan Scallon  
City Of Austin  
Development Services  
P.O. Box 1088  
Austin Texas 78767

Jan. 5, 2011

**RE: 2102 E 13<sup>th</sup> Street Chapter 245 Application Project Summary**

Ms. Scallon;

The following is a project summary to assist you in determining the applicability of the Duplex Project located at the above listed address;

On July 27, 2006 a building permit was filed and issued, BP-06-7570 RA, for a request to remodel the existing structure and add an additional unit to create a duplex. This included exterior and interior remodel on the existing unit along with an additional unit on the property located at 2102 E 13<sup>th</sup> Street. This is the original project in progress and established as per Chapter 245 Texas Local Government Code. The project was originally filed as a duplex, consistent with SF-3 zoning on the lot and was issued this as the first permit to construct two units by the applicant. Construction began shortly after on both units. It is located in the "desired development zone" of the city and applicant progress has continued on both units. Completion of this project has been requested and denied due to changes in the Land Development Code between July 27, 2006 and the current LDC and the applicant has been unable to obtain a Certificate of Occupancy.

On August 17, 2007, 2007-144343BP issued by city staff to the same tract, 2102 E 13<sup>th</sup> Street, Lot 2 Block 6, for construction and final inspections to one unit in the project. The final building inspection was granted with comments noting the original duplex permit BP-06-7570RA. Specific conditions on the permit required the applicant to reapply for the duplex use, and only ONE electric service meter was allowed.

On August 31, 2007 a Certificate of Occupancy was granted to 2007-144343BP that repeated the conditions of the occupancy, only ONE electric service meter and again the applicant must reapply for the duplex use. While the release was conditional, it was noted since this is only one unit, and the project or site still retained an additional unit in progress. This confirms that a single unit, (unit B) was completed but the project required an additional process for completion.

Shortly afterward, on September 27, 2007, a building permit, 2007-7154424BP was filed and issued by city staff to change the use from SF to Duplex. Comments and conditions on this building permit included connection details to Unit B with a wall & roof, providing further evidence that Unit B still existed and progress was continuing for the completion of the project. This project included a survey diagram for connection showing a common wall attachment. We believe that city staff requested the individual Unit B, at this time detached, to be filed as a separate residence to receive a Certificate of Occupancy for Unit B, as a single family residence. The certificate was required for closing, and the city and inspectors allowed this separation based on the condition that the project must reapply for duplex. We also believe that city staff required the applicant to then file individual permits on each duplex to re-attach the units and to comply with the current regulations. The survey diagram shown with this permit illustrates this and is tied to this BP application.

The following day, September 28<sup>th</sup>, the applicant filed 2 separate permits, 2007-154472BP & 2007-154473BP on the address listed as 2102A & 2102B. Unit A was filed as an addition to create a duplex use and Unit B was filed to assign an address and change the use, establishing Unit A as the remaining unit to be completed. Again, clearly confirming that the project still remained a duplex with 2 units as originally filed in July 2006. Also we believe on request by city staff, each Building permit was filed individually to continue the progress with both units again as duplex.

Throughout the next few years' additional meetings with owners representatives and tentative buyers continued, and discussions continued on the completion of the project. In August 2009 the remainder of the project, Unit A, went into default. By this time staff's interpretation of the 2007-1554424PR indicated that this permit had either been completed or expired. With a new application the project would have to comply with McMansion FAR guidelines and LDC duplex code changes. Earlier in 2010 owners met to reduce impervious cover and respond to the common wall attachment. The current landowner of Unit B agreed to cooperate with compliance for the remainder of the project. As a condominium, filed with the Attorney General's office, this fact alone provides further evidence that the project, as a duplex/condo unit, should be allowed to continue in progress. Current applications include 104976B6 585R Tree Removal permit and C-15-2010-0132 Variance to the BOA. A reconsideration of the BAO variance is pending.

It is our contention that this project is a partially completed and currently active condo/duplex. By allowing the Certificate of Occupancy to 2102B, with the condition of re-application of the duplex, it meets the LDC criteria of 25-1-535C(3) "Exceptions to the General Rules" in the desired development zone. That based on the project description filed as a duplex (2 units) it is governed by Chapter 245 Texas Local Government Code, and the ordinances that were in place at the time regulate this project. Chapter 245 definition of Project means "an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor". The project was submitted, and prior to completion, the owners



have been told that the rules have changed. Specifically, the ordinances regulating FAR at that time were 2006-0216043 and 2006-0309058, Interim McMansion ordinances, expired in June 2006. The existing McMansion Ordinance, 2006-0662022, became effective in October 2006. Therefore, as city staff continued to indicate on all permits issued for the entire project, the FAR as permitted is in compliance with the current regulations. Please contact us if you have any questions.

Sincerely,

Vincent G. Huebinger  
Vincent Gerard & Associates Inc.

Xc:     *Susan Walker, COA*  
          *Sylvia Benavidez, COA*  
          *Mike Collins, Conrad Consulting*  
          *Marie Wilson*

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Case Number: C15-2010-0132, 2102 E 13<sup>th</sup> St

Contact: Susan Walker, 512-974-2202

Public Hearing: Board of Adjustment, January 10th, 2011

Your Name (please print)

Jeff R Lewis

☒ I am in favor  
☐ I object

Your address(es) affected by this application

2004 E 13<sup>th</sup> A & B

Signature

Date

Daytime Telephone:

512-331-8881

Comments:

That Property looks great  
Please don't let some red tape  
hold up investors Deals.

I wonder what the property  
looked like before?

If you use this form to comment, it may be returned to:

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Susan Walker  
P. O. Box 1088  
Austin, TX 78767-8810

# 2102 E 13<sup>TH</sup> PERMIT HISTORY

**1935 SF Residence** – shown on Sanborn Map Book Vol. 2 Page 205

**12-15-1937** – Under pen house & general repairs #117r

**4-22-1939** Sanitary Sewer Service Permit #15586A

**6-1-1948** – Repair Fire damaged residence #37857

**12-13-1960** Water Service Permit #24850

**12-27-77** Permit # 169479 Remodel & Repair exist res to min standard.

**12-15-1987 – PR -1987- 007355BP** Remodel & Repair exist res to min standards

**03-10-1988 BP, EP, PP, MP, all final inspections**

**07-27-2006 (APPLICATION DATE)** Change of use- SF to Duplex, remodel existing unit for Unit A (int & ext ) & add attached garage , 1<sup>st</sup> floor bath, utility room, and 2<sup>nd</sup> floor: 3 bdrms, 2 bath, & balcony & add Unit B with attached Garage, coved porch and breezeway attachment.

**08-23-06 PERMIT ISSUED**

**01-08-2007 Correction Notice-** existing house is torn down

**4-27-2007 PR-2006-007570RA...VOID**

void see comments in conditions per Earl Spurlock; Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility\*\*\*

need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but **nothing is left of existing house** so you will need new permit stop work until this done.

## **Inspections:**

**4-24-2007** Bldg framing.... no plans on site

**4-27-2007** Bldg framing.... need to change permit to read what is actually done new home with attached garage and pull another permit for secondary family dwelling or attach and make it a duplex **but nothing is left of the existing house** so you will need permit stop work until this is done.

**4-24-2007** Mechanical rough.....No plans on site

**4-24-2007** Plumbing top out..... No plans on site

**4-24-2007** Plumbing gas rough..No plans on site

**03-20-2008** Driveway-Sidewalk permit Voided (2007-113184DS)

**8-10-2007 – RED TAG** – customer will need to resubmit revised permit  
DLM(Dan McNabb) The customer will need to resubmit for a revised permit.

**PERMIT REVISED TO A SF RESIDENCE: only one structure on lot.**

**8-16-2007 PR-2007-144338RM** finish out existing **BP-06-7570RA** addn to an existing sf residence to create a duplex use

**ONLY RELEASE ONE ELECTRIC METER FOR THE SF RESIDENCE**

**DEMO PERMITS WERE REVIEWED BY HISTORICAL AT THE TIME**

original permit #BP-06-7570RA-was to remodel existing sf res and add to create a duplex.  
NO INSPECTION CORRECTIONS.

**8-31-2007.....ALL FINAL INSPECTIONS** for a single family residence.  
Certificate of Occupancy was issued for single family residence

**09-12-2007 – 2007-073844EX** – Right of way excavation permit

structure fits within bldg tend overhangs can extend 2' outside the tent  
sidewall articulation-east wall must articulate at 32' no sidewall art required for west all  
because wall length is 30'  
far allowed 3103 sq ft/applicant has 3045 sq ft.  
2nd floor balcony is uncovered  
setback average allows structure to be 22.8(LDC-subchapter f article 2 sect. 2.3.b)  
duplex common wall must be a minimum of 47' can use zipper wall and wall must  
connect both units with common roof.  
porch cannot encroach into 5' side set back can encroach into front setback(22.8)up to 5'  
no ceiling height over 15' in height  
3 off street parking spaces per urban core.

**11-07-2007 Water/Wastewater Permit expired 11-06-2009**

**INSPECTION:**

**1-30-2008- 2007-154472BP-Framing-** provide site survey, foundation approval letter  
third party pre-frame checklist with all corrections complete that are listed and TJI layout  
**Foundation-**must have legible seal by licensed engineer or architect

**Mechanical Rough-** builder has not met frame group inspection (paper work not provided).

**Plumbing Gas Rough-** Natural Gas distribution Test

**Plumbing Top Out-**need paperwork on site

**3-27-2008-Bldg Framing-** missing at chase and at tub to chases shim headers provide  
TJI layout transfer load at dbl.tji at gar. At walls provide foundation letter.

**Mechanical Rough-**fire stop at ac duct chases

**Plumbing Top Out-** shower tub test

**09-18-2008 – final electrical permit**

**BP, PP, MP permits under 2007-154424PR EXPIRED ON 3-17-2009**

**9-30-2010 APPLIED FOR TREE PERMIT**

**10-1-2010 TREE PERMIT APPROVED**

**BOA- application submitted on 10-15-2010 scheduled for 12-13-2010**

# SANITARY SEWER SERVICE PERMIT

No. 15586A

Austin, Texas

Received of owner Date 4/22/1939  
 Address 2102 E. 13th.  
 Amount \$                       
 Builder or Owner Luler Wilson Plumber                       
 Lot 2 Block 6 O.L. 34 Subdivision                      Plat No. 39

10/26/1944 conn. lowered to 4'D @ PL

Date of Connection 5/3/1939  
 By City 19' W/ELL  
 By Plumber                       
 Checked By                       
 Size Main 6" Depth 11'  
 Main Assign. in alley  
 Stub Depth                      Prop. Line 2'  
 Stub Location                       
 Book No. A-1011  
 Paving Cut                      No.                     

No. Fittings	Size	Price
15' Pipe	4" 1.50	
Pipe		
Wyes		
1 Bends	4" .40	
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
1 Other tap	.15	
Labor:	2 days	6.00

1935 - Sanborn Map Vol 2 pg. 205 - 1935  
 SF Res

Luler Wilson

2102 E.13th. St.

39

34

6

2

B

Underpen house & general repairs

117r - 12/15/37

Luler Wilson

2102 East 13th St.

39

2

6

34

-

-

Repair fire damaged residence.

37857 6-1-48

\$1000.00

Owner

-



# WATER SERVICE PERMIT

Austin, Texas

E

No 24850

39

Received of \_\_\_\_\_ Date \_\_\_\_\_

Address 2102 EAST 13TH ST. LOT 2, BLOCK "6", SUBDIVISION OF OUTLOT 34

Amount NO RECORD OF SERVICE, LOCATE & RENEW IF NOT COR. \$ Pl. 24

Plumber \_\_\_\_\_ Size of Tap \_\_\_\_\_

Date of Connection 12-13-60

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 8"

From Front Prop. Line to Curb Cock 13'

From E Prop. Line to Curb Cock 23'

Location of Meter Front

Type of Box Lock

Depth of Main in St. 3'

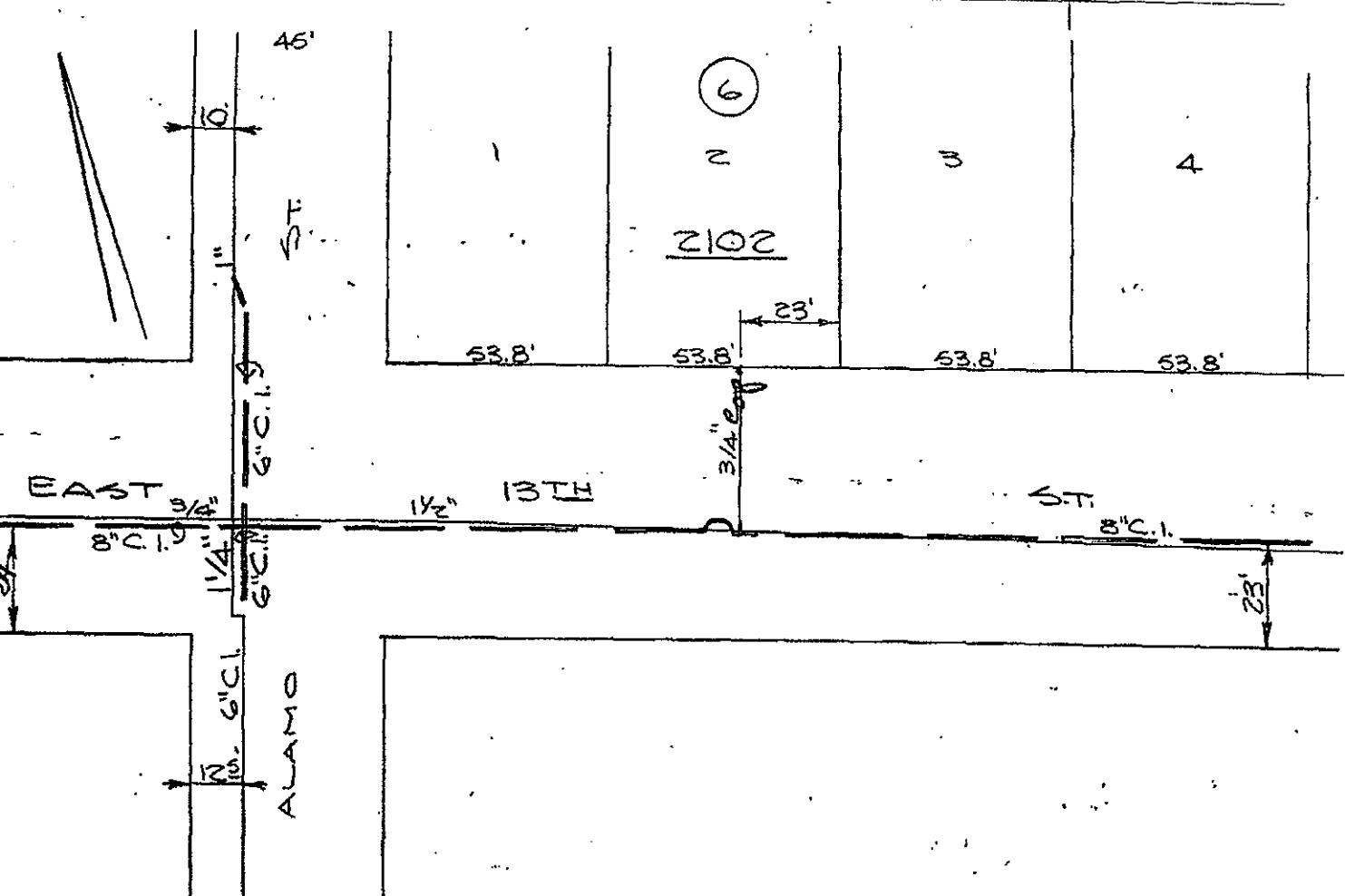
Depth of Service Line 3'

From Curb Cock to Tap on Main 23'

Checked by Engr. Dept. J.P. 12-61

No. Fittings	Size
26	Pipe
1	Corp. Cock
	Cop. to Iron ell
	Cop. to Cop. ell
	Cop. to Iron Coupling
	Cop. to Cop. Coupling
1	Angle Stop
	Stop
	Bushing
	Nipples
	Service Clamp
	Valve
1	Meter Box
1	Lock Lid
1	Drain Tile
1	Drain Tile Lid
	Stop & Drain
Job. No. <u>W-325-502</u>	
Foreman <u>McLynn</u>	

INDEXED





## City of Austin - LIS Archive Search

This archive holds historical data from January 1990 to September 1999

### Service Address Report

Tuesday, December 07, 2010

11:41 AM

[DOWNLOAD EXCEL FILE](#)[BACK](#)

Add to Menu	Folio	Line	Status	Active Date	Final Date	Customer Name	Service Address	Place City	Zip Code
<a href="#">SELECT</a>	072265	02	I		17-MAY-1988	JONES, MAC H	2102 E 13TH ST	AUSTIN 499-2797	78702
<a href="#">SELECT</a>	072265	03	I	17-MAY-1988	02-JUL-1990	LAUDERDALE, DOROTHY	2102 E 13TH ST	AUSTIN 499-2797	78702
<a href="#">SELECT</a>	072265	04	I		08-JUL-1986	MONROE, DOROTHY	2102 E 13TH ST	AUSTIN 499-2797	78702
<a href="#">SELECT</a>	072265	05	A	27-DEC-1990		HURD, SANDRA EARLENE	2102 E 13TH ST	AUSTIN 499-2797	78702

OWNER Alvin L. Youngblood ADDRESS 2102 E. 13th St.

PLAT 39 LOT 2 BLK. 6

SUBDIVISION Unplatted

OCCUPANCY Res.

BLDG. PERMIT # 169479 DATE 12-27-77 OWNERS ESTIMATE 2,000.00

CONTRACTOR Same NO. OF FIXTURES

WATER TAP REC# SEWER TAP REC#

Remodel & repair exist res to min standrs.



# City of Austin BUILDING PERMIT

PERMIT NO: 1987-007355-BP

102 E 13TH ST

Type: RESIDENTIAL Status: Final

Issue Date: 12/15/1987 EXPIRY DATE: 03/10/1988

## LEGAL DESCRIPTION

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

SITE APPROVAL

ZONING

PROPOSED OCCUPANCY:

WORK PERMITTED: Remodel

ISSUED BY:

Repair Residence To Minimum Standards 60 Days

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
	Tot Val Rem: \$0.00		435			1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	58.00	12/15/1987	Electrical Permit Fee	21.00	1/25/1988	Plumbing Permit Fee	21.00	2/4/1988
<b>Fees Total:</b>	<b>100.00</b>							

## Inspection Requirements

Building Inspection Mechanical Inspection Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

## Comments

Smoke Detector Required In Residence\*\*\*

Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True  
And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

PERMIT NO: 1987-007355-BP

Type: RESIDENTIAL Status: Final

102 E 13TH ST

Issue Date: 12/15/1987 EXPIRY DATE: 03/10/1988

## LEGAL DESCRIPTION

Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION

SITE APPROVAL

ZONING

## PROPOSED OCCUPANCY:

WORK PERMITTED: Remodel

ISSUED BY:

Repair Residence To Minimum Standards 60 Days

TOTAL SQFT	VALUATION	TYPE CONST.	USE CAT.	GROUP	FLOORS	UNITS	# OF PKG SPACES
	Tot Val Rem: \$00		435			1	
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	2/5/1988	Pass	MIGRATED FROM PIER.	James Doyle #316
112 Final Building	3/10/1988	Pass	MIGRATED FROM PIER.	James Doyle #316



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 1987-007355-EP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST

Issue Date: 12/15/1987 **EXPIRY DATE: 01/29/1988**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Repair Residence To Minimum Standards 60 Days	WORK PERMITTED: Remodel		ISSUED BY:		
Total SQFT	Valuation Remodel: \$0.00 Total New: \$5,000.00	Use CAT 435	Floors	Units 1	

Fee Description	Fee Amount	Paid Date
Electrical Permit Fee	\$21.00	01/25/1988
<b>Total Fees:</b>	<b>\$21.00</b>	

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

**Comments**  
Smoke Detector Required In Residence\*\*\*

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT  
THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND  
SPECIFICATION SUBMITTED HERewith.



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 1987-007355-EP  
2102 E 13TH ST

Type: RESIDENTIAL Status: Final  
Issue Date: 12/15/1987 **EXPIRY DATE: 01/29/1988**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>		<b>ZONING</b>	
<b>PROPOSED OCCUPANCY</b> Repair Residence To Minimum Standards 60 Days		<b>WORK PERMITTED:</b> Remodel		<b>ISSUED BY:</b>	
<b>Total SQFT</b>		<b>Valuation</b> Remodel: \$0.00 Total New: \$5,000.00		<b>Use CAT</b> 435	<b>Floors</b>  <b>Units</b> 1

Type	Date	Status	Comments	Inspector
305 Final Electric	01/29/1988	Pass	MIGRATED FROM PIER.	



# City of Austin

## PLUMBING PERMIT

PERMIT NO: 1987-007355-PP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST

Issue Date: 12/15/1987 EXPIRY DATE: 03/03/1988

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Repair Residence To Minimum Standards 60 Days	WORK PERMITTED: Remodel		ISSUED BY:		
Total SQFT	Valuation Remodel: \$0.00 Total New: \$5,000.00	Use CAT. R4-2	Floors	Units 1	

<b>Fee Description</b> Plumbing Permit Fee  <b>Total Fees:</b>	<b>Fee Amount</b> \$21.00  \$21.00	<b>Paid Date</b> 02/04/1988	<b>Inspection Requirements</b> Plumbing Inspection
---	---	--------------------------------	---

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ's Rules and Regulations for Public Water Systems 290.46 (j).

<b>Comments</b> Smoke Detector Required In Residence***
--

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.





# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 1987-007355-PP

Type: RESIDENTIAL Status: Final

2102 E 13TH ST

Issue Date: 12/15/1987 **EXPIRY DATE: 03/03/1988**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>		<b>ZONING</b>	
<b>PROPOSED OCCUPANCY</b> Repair Residence To Minimum Standards 60 Days		<b>WORK PERMITTED:</b> Remodel		<b>ISSUED BY:</b>	
<b>Total SQFT</b>	<b>Valuation</b> Remodel: \$.00 Total New: \$5,000.00	<b>Use CAT.</b> R4-2	<b>Floors</b>	<b>Units</b> 1	
<b>Type</b>	<b>Date</b>	<b>Status</b>	<b>Comments</b>		<b>Inspector</b>
521 Final Plumbing	03/03/1988	Pass	MIGRATED FROM PIER.		James Doyle #316



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 1987-007355-MP  
2102 E 13TH ST

Type: RESIDENTIAL Status: FINAL  
Issue Date: 12/15/1987 **EXPIRY DATE: 08/29/2007**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Repair Residence To Minimum Standards 60 Days		WORK PERMITTED Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$00 Total New: \$5,000.00	Use CAT. 435	Floors	Units 1	

### Inspection Requirements

Mechanical Inspection

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

### Comments

Smoke Detector Required In Residence\*\*\*

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT  
THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND  
SPECIFICATION SUBMITTED HEREWITH.



# City of Austin

## MECHANICAL PERMIT

**PERMIT NO:** 1987-007355-MP  
2102 E 13TH ST

Type: RESIDENTIAL Status: FINAL  
Issue Date: 12/15/1987 **EXPIRY DATE: 08/29/2007**

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		SITE APPROVAL		ZONING	
PROPOSED OCCUPANCY Repair Residence To Minimum Standards 60 Days		WORK PERMITTED Remodel		ISSUED BY:	
Total SQFT	Valuation Remodel: \$00 Total New: \$5,000.00	Use CAT. 435	Floors	Units 1	

# CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-7570RA  
 Building Permit No. 0601884  
 Plat No. \_\_\_\_\_ Date 7/27/06  
 Reviewer Dorcas

**PRIMARY PROJECT DATA**

Service Address 2102 East 13th Tax Parcel No. 0209 092512  
 Legal Description \_\_\_\_\_  
 Lot 2 Block 6 Subdivision OLT 31 Div B Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No.  
 (attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work  
☐ New Residence  
☒ Duplex  
☒ Garage ☒ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool  
Unit A - 1st attached garage, 1st fl  
Unit B - 2nd fl, suit + balcon  
☒ Remodel (specify) interior + exterior  
☒ Addition (specify) unit to create 2nd unit  
☒ Other (specify) change use of 1st floor

zoning (e.g. SF-1, SF-2, ...) SF-3-MP Height of building 28 ft. # of floors 2

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.  
DC 25-2-55(B)(6)

Does this site have a Board of Adjustment ruling? Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? Yes ☒ No

Does this site front a paved street? Yes ☒ No A paved alley? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY	DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY	PERMIT FEES (For office use only)																
Building \$ <u>55,200</u> Electrical \$ <u>5,000</u> Mechanical \$ <u>3,800</u> Plumbing \$ <u>6,000</u> Driveway \$ _____ Sidewalk \$ _____ TOTAL \$ <u>70,000</u> (labor and materials)	Lot Size <u>7757.5</u> sq. ft. Job Valuation \$ <u>70,000</u> (Labor and materials) Total Job Valuation (remodels and additions) \$ <u>142,000</u> (Labor and materials)	<table border="1"> <thead> <tr> <th>NEW ADDITIONS</th> <th>REMODELS</th> </tr> </thead> <tbody> <tr> <td>Building \$ <u>290</u></td> <td>\$ <u>384</u> = <u>674</u></td> </tr> <tr> <td>Electrical \$ <u>165</u></td> <td>\$ <u>55</u> = <u>220</u></td> </tr> <tr> <td>Mechanical \$ <u>94</u></td> <td>\$ <u>55</u> = <u>149</u></td> </tr> <tr> <td>Plumbing \$ <u>100</u></td> <td>\$ <u>55</u> = <u>155</u></td> </tr> <tr> <td>Driveway \$ _____</td> <td></td> </tr> <tr> <td>&amp; Sidewalk \$ _____</td> <td></td> </tr> <tr> <td>TOTALS \$ _____</td> <td>\$ _____</td> </tr> </tbody> </table>	NEW ADDITIONS	REMODELS	Building \$ <u>290</u>	\$ <u>384</u> = <u>674</u>	Electrical \$ <u>165</u>	\$ <u>55</u> = <u>220</u>	Mechanical \$ <u>94</u>	\$ <u>55</u> = <u>149</u>	Plumbing \$ <u>100</u>	\$ <u>55</u> = <u>155</u>	Driveway \$ _____		& Sidewalk \$ _____		TOTALS \$ _____	\$ _____
NEW ADDITIONS	REMODELS																	
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Plumbing \$ <u>100</u>	\$ <u>55</u> = <u>155</u>																	
Driveway \$ _____																		
& Sidewalk \$ _____																		
TOTALS \$ _____	\$ _____																	

**OWNER / BUILDER INFORMATION**

OWNER Name MGE DEVELOPMENT Telephone (h) \_\_\_\_\_  
 (w) 632-0066  
 BUILDER Company Name GARY PAKER Telephone 632-0066  
 Contact/Applicant's Name LAW MITCHELL Pager \_\_\_\_\_  
 FAX 632-1887  
 RIVEWAY Contractor \_\_\_\_\_ Telephone \_\_\_\_\_  
 SIDEWALK \_\_\_\_\_

CERTIFICATE OF OCCUPANCY Name MGE DEVELOPMENT Telephone 632-0066  
 Address 8305 Hwy 71 West, Ste 260 City Austin ST TX ZIP 78735

If you would like to be notified when your application is approved, please select the method:  
☐ telephone ☒ e-mail: mgedevelopment@gmail.com

You may check the status of this application at [www.ci.austin.tx.us/development/pierivv.htm](http://www.ci.austin.tx.us/development/pierivv.htm)

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S  
SIGNATURE

DATE

7-25-06

Section Notes/Additional Comments (for office use only):

6 bdrms

5 bdrms - 3 1/4"

Property Address 2102 East 13<sup>th</sup>  
Applicant's Signature [Signature] Date 7-25-06

## BUILDING COVERAGE

Area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing		New / Addition	
a. 1 <sup>st</sup> floor conditioned area	<u>543</u>	sq.ft.	<u>106, 595</u>	sq.ft.
b. 2 <sup>nd</sup> floor conditioned area		sq.ft.	<u>736</u>	sq.ft.
c. 3 <sup>rd</sup> floor conditioned area		sq.ft.		sq.ft.
d. Basement		sq.ft.		sq.ft.
e. Garage / Carport				
<input checked="" type="checkbox"/> attached		sq.ft.	<u>290, 450</u>	sq.ft.
<input type="checkbox"/> detached		sq.ft.		sq.ft.
f. Wood decks (must be counted at 100%)		sq.ft.		sq.ft.
g. Breezeways		sq.ft.	<u>96</u>	sq.ft.
h. Covered patios		sq.ft.		sq.ft.
i. Covered porches		sq.ft.	<u>30</u>	sq.ft.
j. Balconies		sq.ft.	<u>55</u>	sq.ft.
k. Swimming pool(s) (pool surface area(s))		sq.ft.		sq.ft.
l. Other building or covered area(s)		sq.ft.		sq.ft.
Specify: _____				
TOTAL BUILDING AREA (add a. through l.)	<u>835 543</u>	sq.ft.	<u>3082 3129</u>	sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract h, c, d, and k, if applicable) 26.6 28.95 sq.ft. 20.60 % of lot

## IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>2246</u>	sq.ft.
b. Driveway area on private property	<u>768</u>	sq.ft.
c. Sidewalk / walkways on private property	<u>192</u>	sq.ft.
d. Uncovered patios		sq.ft.
e. Uncovered wood decks (may be counted at 50%)		sq.ft.
f. Air conditioner pads	<u>27</u>	sq.ft.
g. Concrete decks	<u>12</u>	sq.ft.
h. Other (specify) _____		sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 4183 sq.ft. 30.59 % of lot

CITY OF AUSTIN  
APPROVED FOR PERMIT  
Victoria Hsu, P.E.

Watermark Production & Development Review Department  
Date 7/27/16  
By Paul

The granting of a permit for an approval of these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Element adopted building code or any other ordinance of the City of Austin.

Hand-drawn site plan of a property. The plan shows a large rectangular area with a curved driveway on the left side. The driveway is labeled "12x40 DRIVEWAY" and "12x20 DRIVEWAY 2400 sq ft". The main area is labeled "1716 sq New Unit B". To the right of the main area is a smaller rectangular area labeled "12x8 STORAGE". Below the main area is a rectangular area labeled "UNIT A". The overall dimensions of the property are 53.5' wide and 51' deep. The plan also shows a "5' SETBACK" on the left and right sides, and a "5' SETBACK" on the bottom side.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

AE APPROVED  
JUL 25 2006  
206-62  
DH

306-6  
DH





## CITY OF AUSTIN - PROJECT PERMIT

Printed: 07 December 2010

PERMIT NO. <b>16018884</b>		STATUS <b>ACTIVE</b>		TYPE <b>R</b>		ADDRESS <b>2102 E 13TH ST</b>			DATE <b>23-AUG-06</b>					
SUBDIVISION <b>LT 34 DIV B</b>							PERMIT CLERK <b>GWILSFORD</b>							
PLAT		BLOCK <b>6</b>		LOT <b>2</b>			GRID <b>MK23</b>							
ZONE <b>F-3-N</b>		HT. & AREA		PARKING REQD. PROVID.		PROPOSED OCCUPANCY <b>CHGE USE F/SF TO DUPLEX, RMDL EXIST UNIT A(INT &amp; EXT) &amp; ADD ATTACHED GARAGE, 1ST FLR: BATH &amp; UTILITY***</b>								
SPECIAL PERMIT NO.		TOTAL SQ. FT. <b>3429</b>		VALUATION <b>\$142,000</b>		TYPE CONST.		USE. CAT. <b>R4-0</b>		GROUP		FLOORS <b>2</b>	BLDGS <b>1</b>	UNITS <b>2</b>
WORK PERMITTED ADDITION				BASEMENT <b>N</b>		BUILDING DIMENSIONS						MIN. STD. <b>N</b>	ONR <b>N</b>	
OWNER/CONTR. <b>MGE DEVELOPMENT</b>							PHONE <b>632-0066</b>	FEE	PAID DATE		REQUIRED INSPECTIONS			
BUILDING <b>GARY PRUITT</b>							<b>632-0066</b>	<b>\$674</b>	<b>08/23/2006</b>		<b>BUILDING MECHANICAL ELECTRIC PLUMBING</b>			
ELECTRICAL <b>TONY JARAMILLO SR</b>								<b>\$220</b>	<b>10/25/2006</b>					
MECHANICAL <b>LARRY SUSEN</b>								<b>\$149</b>	<b>09/29/2006</b>					
PLUMBING <b>ROGELIO S VASQUEZ</b>								<b>\$155</b>	<b>08/24/2006</b>					
SIDEWALK/DRIVE														
SIGN														
ROOF / SIDE														
ELEC SERVICE FEE														
PLAN CHECK FEE														
							ETJ FEE	TOTAL FEE <b>\$1,198</b>	TOTAL PAID <b>\$1,198</b>					

## C.O. MAILING ADDRESS

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection, as required by 30 T.A.C. 29.46 (j).

REMARKS: \*\*\* & 2ND FLR: 3 BDRMS, 2 BATH, & BALCONY. & ADD UNIT B W/ATTACHED GARAGE, COVD PORCH & ADD BREEZEWAY ATTACHMENT.  
BC 2060=26.6%. IC 3059=39.4%  
TOTAL: 6 BDRMS & 5 BATH=3/4" WTR METER  
EROSION/SEDIMENTATION CONTROLS REQ'D.  
LAYOUT INSPECTION REQ'D BEFORE STARTING CONSTRUCTION.  
ZON.REV. DCERKAN/ESPA 10/25/06 298-105 DH

BY TAKING AND/OR PAYING FOR THIS PERMIT APPLICATION, YOU ARE DECLARING YOU ARE THE OWNER OR HAVE BEEN AUTHORIZED BY THE OWNER OR OWNERS TO SUBMIT THIS APPLICATION, THAT THE GIVEN DATA ARE TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH:

THIS IS A RECEIPT OF PAYMENT FOR FEE OR FEES AS MARKED PAID.

TO SCHEDULE AN INSPECTION, CALL 480-0623.



## CITY OF AUSTIN - PROJECT PERMIT

Printed: 07 December 2010

PERMIT NO. <b>06018884</b>		STATUS <b>ACTIVE</b>		TYPE <b>R</b>		ADDRESS <b>2102 E 13TH ST</b>		DATE <b>23-AUG-06</b>	
SUBDIVISION <b>OLT 34 DIV B</b>						PERMIT CLERK <b>GWILSFORD</b>			
PLAT		BLOCK <b>6</b>		LOT <b>2</b>		GRID <b>MK23</b>			
ZONE <b>SF-3-N</b>		HT. & AREA		PARKING REQD. PROVID.		PROPOSED OCCUPANCY <b>CHGE USE F/SF TO DUPLEX, RMDL EXIST UNIT A(INT &amp; EXT) &amp; ADD ATTACHED GARAGE, 1ST FLR: BATH &amp; UTILITY***</b>			
SPECIAL PERMIT NO.		TOTAL SQ. FT. <b>3429</b>		VALUATION <b>\$142,000</b>		TYPE CONST.		USE. CAT. <b>R4-0</b>	GROUP
								FLOORS <b>2</b>	BLDGS <b>1</b>
								UNITS <b>2</b>	
WORK PERMITTED <b>ADDITION</b>				BASEMENT <b>N</b>		BUILDING DIMENSIONS			MIN. STD. <b>N</b>
									ONR <b>N</b>

TYPE	DATE	STATUS	FAILURES	INSPECTOR	CODE
Layout	09/06/2006	TEMP	1	SHERRILL	101
Plumbing Rough	09/05/2006	PASS	2	SHERRILL	501
Plumbing Sewer	02/02/2007	FAIL	2	SHERRILL	505
Plumbing Copper	09/05/2006	PASS	2	SHERRILL	502
Plumbing Gas	12/08/2006	PASS	2	SHERRILL	504
Foundation					102
Framing	12/06/2006	PASS		SHERRILL	103
Insulation/Energy	12/28/2006	PASS	2	KLESEL	601
Plumbing Top Out	12/06/2006	PASS	3	SHERRILL	503
Mechanical Rough	11/15/2006	PASS	2	SHERRILL	401
Mechanical Vent					402
Electrical Slab					301
Electric Rough	10/30/2006	PASS		JOHNSON	302
Wallboard	01/08/2007	FAIL	1	SHERRILL	104
Sidewalk Prepour					201
Driveway Prepour					202
* Final Building					706
* Final Electric					701
* Final Mechanical					703
* Final Plumbing					702
* Final Energy					704
F Final Concrete					705
I Final Sign					707
N Landscaping					
L Engineering					
* Water					
* Sewer					
* Fire					
* Health					

Admin Holds: NONE

Review Date

Remarks:

FINAL DATE

TO SCHEDULE AN INSPECTION, CALL 480-0623.



# City of Austin BUILDING PERMIT

PERMIT NO: 2006-017825-BP

Type: RESIDENTIAL Status: VOID

102 E 13TH ST

Issue Date: 08/23/2006 EXPIRY DATE: 02/06/2008

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Dan McNabb
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void see comments in conditions per Earl Spurlock . Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility\*\*\*

TOTAL SQFT New/Addn: 3,429	VALUATION Tot Val Rem: \$.00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 2	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

<u>Contact</u> General Contractor, Gary Pruitt	<u>Phone</u> (512) 632-0066	<u>Contact</u>	<u>Phone</u>
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Fee Desc	Amount	Date	Fee Desc	Amount	Date	Fee Desc	Amount	Date
Building Permit Fee	674.00	8/23/2006	Electrical Permit Fee	220.00	10/25/2006	Mechanical Permit Fee	149.00	9/30/2006
Plumbing Permit Fee	155.00	8/24/2006						
<b>Fees Total:</b>	<b>1,198.00</b>							

Inspection Requirements			
Building Inspection	Electric Inspection	Mechanical Inspection	Plumbing Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments	Date	Reviewer
need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but nothing is left of existing house so you will need new permit stop work until this done	07/27/2006	Donna Galati
Residential Zoning Review		

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True  
Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



# City of Austin BUILDING PERMIT

PERMIT NO: 2006-017825-BP

Type: RESIDENTIAL Status: VOID

2102 E 13TH ST

Issue Date: 08/23/2006

EXPIRY DATE: 02/06/2008

LEGAL DESCRIPTION Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION	SITE APPROVAL	ZONING
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PROPOSED OCCUPANCY:	WORK PERMITTED: Addition	ISSUED BY: Dan McNabb
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void see comments in conditions per Earl Spurlock .Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Fir: Bath & Utility\*\*\*

TOTAL SQFT New/Addn: 3,429	VALUATION Tot Val Rem: \$ .00	TYPE CONST.	USE CAT. 434	GROUP	FLOORS 2	UNITS 2	# OF PKG SPACES
TOTAL BLDG. COVERAGE	% COVERAGE	TOTAL IMPERVIOUS COVERAGE	% COVERAGE	# OF BATHROOMS	METER SIZE		

Type	Date	Status	Comments	Inspector
101 Building Layout	9/6/2006	Temporary	MIGRATED FROM PIER.	Billy Sherrill
102 Foundation		Open		Billy Sherrill
103 Framing	4/27/2007	Fail		Earl Spurlock
104 Insulation	12/28/2006	Pass	MIGRATED FROM PIER.	Donald Kiesel
105 Wallboard	1/8/2007	Fail	MIGRATED FROM PIER.	Billy Sherrill
108 TCO Stocking		Open		Billy Sherrill
109 TCO Occupancy		Open		Billy Sherrill
111 Energy Final		Open		Billy Sherrill
112 Final Building		Open		Billy Sherrill
Deficiencies		Open		



# CORRECTION NOTICE

## Watershed Protection & Development Review

Permit Address: 2102 E 13TH ST

Permit Number

Inspector, phone, pager  
& email

2006-017825-BP

Billy Sherrill

No. Location

Inspection Type

Date

Deficiency

Comments

1

103 Framing

04/24/2007

no plans

Earl Spurlock

2

103 Framing

04/27/2007

General - Add deficiency text

need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but nothing is left of existing house so you will need new permit stop work untill this done.

2006-017825-MP

Billy Sherrill

3

400 Mechanical Rough

04/24/2007

no plans

2006-017825-PP

Billy Sherrill

4

502 Plumbing Top Out

04/24/2007

no plans

5

503 Plumbing Gas Rough

04/24/2007

no plans

For General Assistance, Dial: 974-2027



# CORRECTION NOTICE

## Watershed Protection & Development Review

Permit Number: 2006-017825-BP

Permit Address: 2102 E 13TH ST

Inspector, phone, pager  
& email

No. Location

Inspection Type

Date

Deficiency

Comments

Billy Sherrill

1

103 Framing

04/24/2007

no plans

Ea. purlock

2

103 Framing

04/27/2007

General - Add deficiency text

need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but nothing is left of existing house so you will need new permit stop work until this done.



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 2006-017825-EP

Type: RESIDENTIAL Status: VOID

2102 E 13TH ST

Issue Date: 10/25/2006 **EXPIRY DATE: 02/06/2008**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b>
<b>PROPOSED OCCUPANCY</b> void see comments in conditions per Earl Spurlock. Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility***	<b>WORK PERMITTED:</b> Addition		<b>ISSUED BY:</b> Dan McNabb
<b>Total SQFT</b> New/Addn: 3,429	<b>Valuation</b> Remodel: \$.00 Total New: \$142,000.00	<b>Use CAT</b> 434	<b>Floors</b> 2  <b>Units</b> 2

**Contact**

Electrical Contractor, Tony Jaramillo  
General Contractor, Gary Pruitt

**Telephone**

(512) 657-9926  
(512) 632-0086

<b><u>Fee Description</u></b> Electrical Permit Fee	<b><u>Fee Amount</u></b> \$220.00	<b><u>Paid Date</u></b> 10/25/2006	<b><u>Inspection Requirements</u></b> Electric Inspection
<b><u>Total Fees:</u></b>		<b>\$220.00</b>	

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection.  
A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

**Comments**

need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but nothing is left of existing house so you will need new permit stop work untill this done.

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



# City of Austin

## ELECTRIC PERMIT

**PERMIT NO:** 2006-017825-EP

Type: RESIDENTIAL Status: VOID

2102 E 13TH ST

Issue Date: 10/25/2006 **EXPIRY DATE: 02/06/2008**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b>	
<b>PROPOSED OCCUPANCY</b>	<b>WORK PERMITTED:</b> Addition		<b>ISSUED BY:</b> Dan McNabb	
void see comments in conditions per Earl Spurlock. Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility***				
<b>Total SQFT</b> New/Addn: 3,429	<b>Valuation</b> Remodel: \$00 Total New: \$142,000.00	<b>Use CAT</b> 434	<b>Floors</b> 2	<b>Units</b> 2

Type	Date	Status	Comments	Inspector
300 Electrical Slab		Open		Sam Verver
301 Electrical Rough	04/04/2007	Pass		Alan Johnson
302 Electrical Grounding		Open		Sam Verver
304 Temporary Electric		Open		Sam Verver
305 Final Electric		Open		Sam Verver
306 Electrical TCO Occupancy		Open		Sam Verver
307 Electrical TCO Stocking		Open		Sam Verver
308 Abandoned Cable		Open		Sam Verver





# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 2006-017825-PP

**Type:** RESIDENTIAL **Status:** VOID

**2102 E 13TH ST**

**Issue Date:** 08/24/2006 **EXPIRY DATE:** 02/06/2008

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b>	
<b>PROPOSED OCCUPANCY</b>	<b>WORK PERMITTED:</b> Addition		<b>ISSUED BY:</b> Dan McNabb	
void see comments in conditions per Earl Spurlock. Chge Use F/Sf To Duplex, Rmnd Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility***				
<b>Total SQFT</b> New/Addn: 3,429	<b>Valuation</b> Remodel: \$0.00 Total New: \$142,000.00	<b>Use CAT.</b> R4-0	<b>Floors</b> 2	<b>Units</b> 2

<b>Contact</b> Plumbing Contractor, Rogelio Vasquez, R & R Plumbing General Contractor, Gary Pruitt	<b>Telephone</b> (512) 382-1994 (512) 632-0066
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<b>Fee Description</b> Plumbing Permit Fee Re-Inspection Fee  <b>Total Fees:</b>	<b>Fee Amount</b> \$155.00 \$65.00  \$220.00	<b>Paid Date</b> 08/24/2006	<b>Inspection Requirements</b> Plumbing Inspection
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**City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.**

Approval of the final plumbing inspection, if required, serves as completion and approval of a customer service inspection as required by 30 T.A.C. 290.46(j).

Completion and acceptance of the final plumbing inspection meets the Customer Service Inspection requirements as identified in TCEQ's Rules and Regulations for Public Water Systems 290.46 (j).

<b>Comments</b> need to change permit to read what is actually done new home with attached garage and pull another permit for second family dwelling or attach and make it a duplex but nothing is left of existing house so you will need new permit stop work until this done.
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BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.



# City of Austin

## PLUMBING PERMIT

**PERMIT NO:** 2006-017825-PP

Type: RESIDENTIAL Status: VOID

2102 E 13TH ST

Issue Date: 08/24/2006 **EXPIRY DATE: 02/06/2008**

<b>LEGAL DESCRIPTION</b> Lot: 2 Block: 6 Subdivision: HABICHTS SUBDIVISION		<b>SITE APPROVAL</b>	<b>ZONING</b>
<b>PROPOSED OCCUPANCY</b> void see comments in conditions per Earl Spurlock. Chge Use F/Sf To Duplex, Rmdl Exist Unit A(Int & Ext) & Add Attached Garage, 1st Flr: Bath & Utility***	<b>WORK PERMITTED:</b> Addition		<b>ISSUED BY:</b> Dan McNabb
<b>Total SQFT</b> New/Addn: 3,429	<b>Valuation</b> Remodel: \$00 Total New: \$142,000.00	<b>Use CAT.</b> R4-0	<b>Floors</b> 2 <b>Units</b> 2

Type	Date	Status	Comments	Inspector
500 Plumbing Rough	09/05/2006	Pass	MIGRATED FROM PIER.	Billy Sherrill
501 Plumbing Copper	09/05/2006	Pass	MIGRATED FROM PIER.	Billy Sherrill
502 Plumbing Top Out	04/27/2007	Fail		Earl Spurlock
503 Plumbing Gas Rough	04/24/2007	Fail		Billy Sherrill
504 Interior Water Line	03/08/2007	Fail		Billy Sherrill
505 Sewer Yard Line	02/02/2007	Fail	MIGRATED FROM PIER.	Billy Sherrill
506 Water Yard Line		Open		Billy Sherrill
507 Gas Yard Line		Open		Billy Sherrill
508 Fire Line Rough		Open		Billy Sherrill
509 Irrigation Rough		Open		Billy Sherrill
511 Grease Trap Rough		Open		Billy Sherrill
512 Medical Gas Rough		Open		Billy Sherrill
513 Medical Gas Top Out		Open		Billy Sherrill
516 Medical Gas Final		Open		Billy Sherrill
520 Temporary Gas Final		Open		Billy Sherrill
521 Final Plumbing		Open		Billy Sherrill
522 Plumbing TCO Occupancy		Open		Billy Sherrill
523 Plumbing TCO Stocking		Open		Billy Sherrill
524 Boiler/Hotwater Heater		Open		Billy Sherrill
525 Water Softener Rough		Open		Billy Sherrill